



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 29, 2008

Department: Zoning, Building, Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Special Use Permit for Specific Use for Repairing, Assembling, Packaging & Sale of Electronic Instruments and Devices (CSU-80012)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the April 2, 2008 public hearing, the County Planning Commission (CPC) voted (7-0) to recommend approval of the request for a Special Use Permit for Specific Use for Repairing, Assembling, Packaging & Sale of Electronic Instruments and Devices on Tract 160B, MRGCD Map 27, located at 7500 2nd Street NW, on the north east corner of 2nd Street and Roehl Court NW, containing approximately .89 acres, and zoned C-1. The decision was based on the following seven (7) Findings and subject to the following nine (9) Conditions.

Findings:

1. This is a request for approval of a Special Use Permit for Specific Use for Repairing, Assembling, Packaging & Sale of Electronic Instruments and Devices on Tract 160B, MRGCD Map 27, located at 7500 2nd Street NW, on the north east corner of 2nd Street and Roehl Rd. NW, containing approximately .89 acres, and zoned C-1.
2. The Special Use Permit for a Specific Use for Electrical Contractor's Yard and Office (CSU-94-27) is superseded by this Special Use Permit (CSU-80012).
3. The property is located in the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
4. This request is consistent with Resolution 116-86 in that the proposed land use is more advantageous to the community because the North Valley Area Plan Policy 2.3.c states that the City and County shall promote commercial development and redevelopment of existing commercially-zoned properties.
5. This request is consistent with Resolution 116-86 in that changed neighborhood conditions in the vicinity of the site, including the development of heavy commercial and light industrial businesses nearby the site, justify this land use change.
6. This request has substantial neighborhood support.

7. The request is consistent with the health, safety, and general welfare of the residents Bernalillo County.

Conditions:

1. Lighting shall be site specific. Shielded or cutoff features shall be provided so that no fugitive light crosses into adjacent lots. On-site lighting shall be shown on the revised site plan.
2. No access will be allowed along Second St. All access issues shall be resolved with Bernalillo County Public Works Division and New Mexico Department of Transportation prior to approval of the final site plan by the Zoning Administrator.
3. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a landscaped buffer along all streets of no less than fifteen (15) feet.
 - b. There shall be a landscaped buffer of no less than six (6) feet along the portions of the property adjacent to residential uses.
 - c. All landscaped buffers shall incorporate both coniferous and deciduous trees, shrubs, and vegetation to achieve a minimum of 75 percent coverage and a largely opaque screen within two years of initial planting.
 - d. At the time of planting, all trees shall be a minimum of 1½-inch caliper measured at two feet above ground, and shrubs shall be a minimum of five gallons in size. The landscaped buffers shall also provide gravel coverage at a minimum depth of two inches, and shall be watered by a designated irrigation system.
4. Signage shall be limited to existing freestanding and wall-mounted signs.
5. There shall be no outdoor storage on the site.
6. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
7. The Special Use Permit shall be issued for twenty (20) years.
8. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months after the final approval of the Board of County Commissioners.
9. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 4, 2008)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY**ZONING, BUILDING & PLANNING:**

Staff Recommends Approval